

BOSTON WATER AND SEWER COMMISSION
 Reviewed and approved as to proposed connection(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits must be obtained from BWS prior to connection to BWS facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E.
 Chief Engineer

BOSTON WATER & SEWER COMMISSION
 Cross Connection Approval: _____ Date: _____
 Discharge Enforcement Approval: _____ Date: _____

BOSTON WATER & SEWER COMMISSION
 Backwater Valve Installation (Drain) Approval: _____ Date: _____

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION

RESERVED FOR BWS USE ONLY

LEGEND

— A —	PROPOSED DRAIN LINE
⊙	SEWER MANHOLE
— V —	EXISTING WATER LINE
— G —	EXISTING GAS LINE
⊙	UTILITY POLE
SV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
195 X	SPOT GRADE
⊙	DRAIN MANHOLE
⊙	HYDRANT
⊙	TREE
—	RETAINING WALL

Calculations by: ML
 Date: 11/22/2024

STORMWATER MANAGEMENT CALCULATIONS SYSTEM (PAVEMENT)

Design Criteria:
 Impervious Roof = 2,324.42 SF
 Impervious Pavement = 765.45 SF
 Total = 3089.87SF

Design For 1" Rainstorm
 Lot Size: 10,000 SF

Storage Volume Required:
 $V_R = (1"/12) (3089.87 SF) = 257.48 CF$

CAPACITY OF PROPOSED STORM TECH SYSTEM

Storage Capacity of single Storm Tech UNIT = 49 CF
 Void Ratio = 0.3

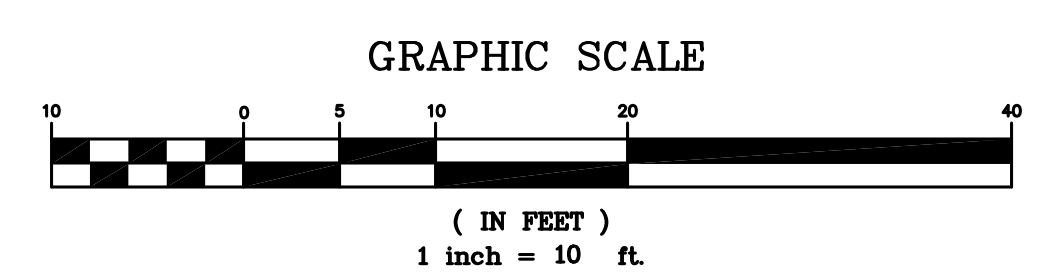
Total Volume = $(11' \times 7.0' \times 4.0' \text{ depth} \times 2.58 \text{ for Storm Tech units } 3 \text{ UNITS}) = 924 CF$

Storage Capacity for 3 UNITS = 147 CF

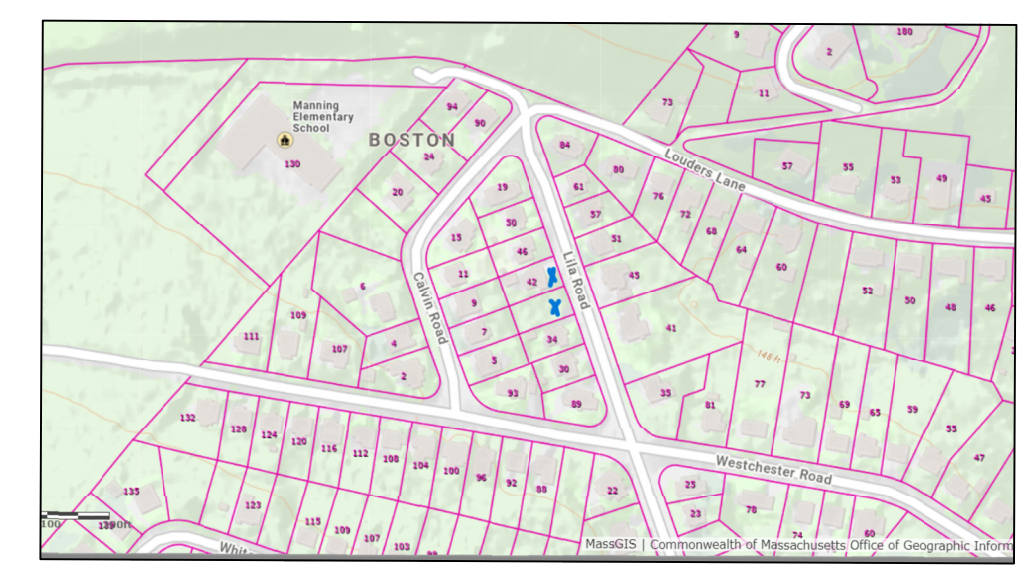
Storage Capacity in Crushed Stone = $(\text{Total Volume} - \text{Capacity of Units}) \times \text{Void Ratio} = (924 - 147) \times 0.3 = 233.1 CF$

Total Storage Provided = Capacity in Crushed Stone + Total Capacity in Units = 233.1 CF + 147 CF = 380.1 CF

Since Total Storage Provided (380.1 CF) > Total Storage Required (257.48 CF) Therefore, utilize 3-Storm-Tech Chambers with 1.0 ft. of Crushed Stone Beneath to Contain 1" Storm Event



- (1) 1" WATER LINE
 DATE: _____
 INSPECTOR: _____
- (2) 6" PVC SEWER LINE
 DATE: _____
 INSPECTOR: _____
- (3) DYE TEST (SEWER)
 DATE: _____
 INSPECTOR: _____
- (4) TRENCH DRAIN W/ 18" SUMP
 DATE: _____
 INSPECTOR: _____
- (5) PROPOSED CLEANOUT (3)
 DATE: _____
 INSPECTOR: _____
- (6) INFILTRATION SYSTEM
 DATE: _____
 INSPECTOR: _____
- (7) AS BUILT PREPARATION FEE
 DATE: _____
 INSPECTOR: _____



- CONSTRUCTION NOTES**
- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
 - IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
 - ALL WORK SHALL CONFORM TO CITY OF BOSTON GENERAL CONSTRUCTION STANDARDS.
 - THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR.
 - THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
 - NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE WATER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
 - PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPLETION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
 - BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL CONFORMING TO M.D.P.W. M1.03.1, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
 - ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS. BUTT THE NEW PAVING INTO THE EXISTING PAVEMENT TO REMAIN.
 - ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF 1 1/2" WEAR COURSE OVERLYING A 1/2" BINDER COURSE OVERLYING A 12" COMPACTED GRAVEL BASE COURSE.
 - THE CONTRACTOR SHALL APPLY FOR A STREET OPENING AND UTILITY CONNECTION PERMITS AND SIDEWALK CROSSING PERMIT WITH THE CITY OF BOSTON DPW.
 - A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTORIAL SERVICES DEPARTMENT.
 - THE OWNER IS RESPONSIBLE TO MAINTAIN THE DRAINAGE SYSTEM FOR PROPER OPERATION INCLUDING KEEPING THE DRAIN FREE FROM DEBRIS AND ICE BLOCKAGE.

- NOTES:**
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 06/22/2023.
 - DEED REFERENCE: BOOK 68410 PAGE 114
 PLAN REFERENCE 1: BOOK 4831 PAGE 423
 SUFFOLK COUNTY DISTRICT REGISTRY OF DEEDS
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25025C0067G, IN COMMUNITY NUMBER: 250286, DATED 9/25/2009.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 - NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 - THE ELEVATIONS SHOWN ARE ON CITY OF BOSTON DATUM.
 - ZONING DISTRICT: JAMAICA PLAIN NEIGHBORHOOD, ZONING SUBDISTRICT: 1F-9000.

PETER NOLAN & ASSOCIATES, LLC
 LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
 80 JEWETT ST., SUITE 111
 NEWTON, MA 02458
 Tel: 857-891-7478
 617-782-1533
 Fax: 617-2025691

SPRUHAN ENGINEERING, P.C.
 80 JEWETT ST., SUITE 111
 NEWTON, MA 02458
 Tel: 617-816-0722
 Email: edmond@spruhaneng.com

DRAFT

42 LILA ROAD,
 JAMAICA PLAIN,
 MASSACHUSETTS

CIVIL PLAN
 REVISION BLOCK

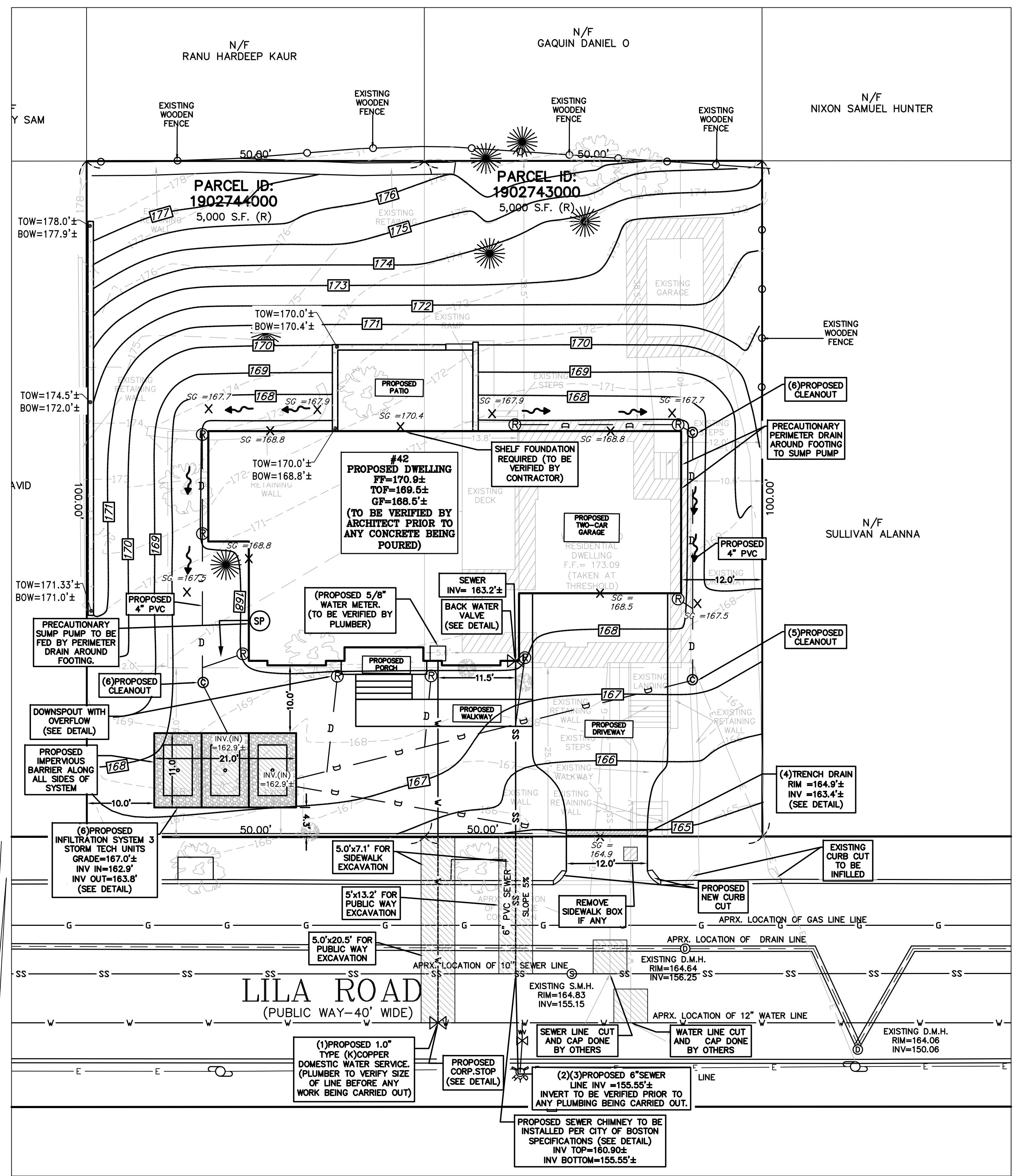
BY	DESCRIPTION	DATE

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

DATE:	12/04/2024
DRAWN BY:	M.L.
CHECKED BY:	E.S.
APPROVED BY:	P.N.

PLAN TO ACCOMPANY
 BWS APPLICATION



CONTRACTOR TO VERIFY LOCATION OF DOWN SPOUTS PRIOR TO CARRYING OUT ANY DRAINAGE WORKS

SURFACE WATER TO BE DIVERTED FROM ALL SIDES OF FOUNDATION WALL

BUILDING OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM, TO BE INSPECTED A MINIMUM OF ONCE EVERY 3 MONTHS AND CLEANED A MINIMUM OF ONCE EVERY 6 MONTHS.

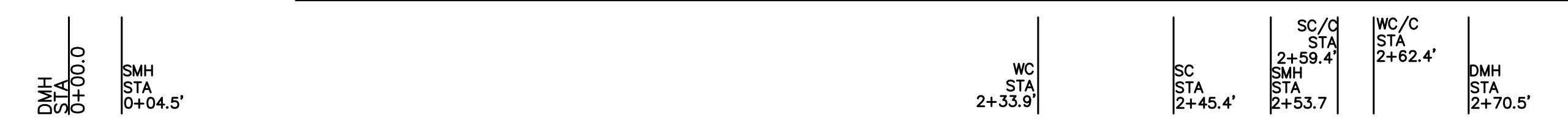
PROPOSED SHELF FOUNDATION WHERE NEEDED

UNIT SUMMARY

1ST FLOOR
0 BEDROOMS
2ND FLOOR
4 BEDROOMS

* PER TITLE V, SEWER FLOW RESIDENTIAL 440 G.P.D. (4 BEDROOMS x 110 G.P.D.) = 440 G.P.D. (TOTAL SEWER FLOW)

OWNERS INFORMATION:
 DOUGLAS AND AMY McCLENNEN
 61 LILA ROAD, BOSTON MA 02130
 DOUGLAS McCLENNEN
 508-237-2316
 PARCEL ID= 1902743000
 PARCEL ID= 1902744000
 ASSESSORS PLAN WARD:19
 LAND USE CODE:R1 (1 FAMILY)
 WATER ACCOUNT NUMBER:1611288
 COBUCS:1733299290672
 SITEPLAN:23416

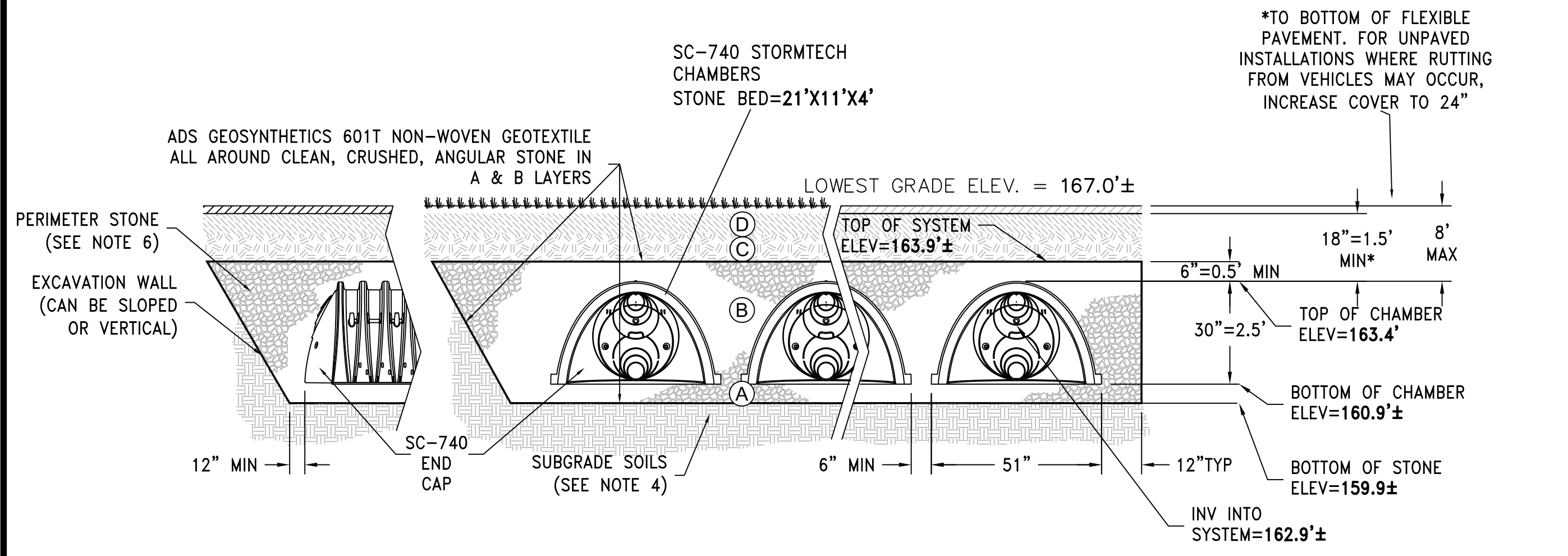


ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER "D" STARTS FROM THE TOP OF THE "C" LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE "D" LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER "C" STARTS FROM THE TOP OF THE EMBEDMENT STONE ("B" LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE "C" LAYER.	ASHTO M45 A-1, A-2-4, A-3 OR ASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 93% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (55 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ("A" LAYER) TO THE "C" LAYER ABOVE.	ASHTO M43 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	ASHTO M43 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTIONED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

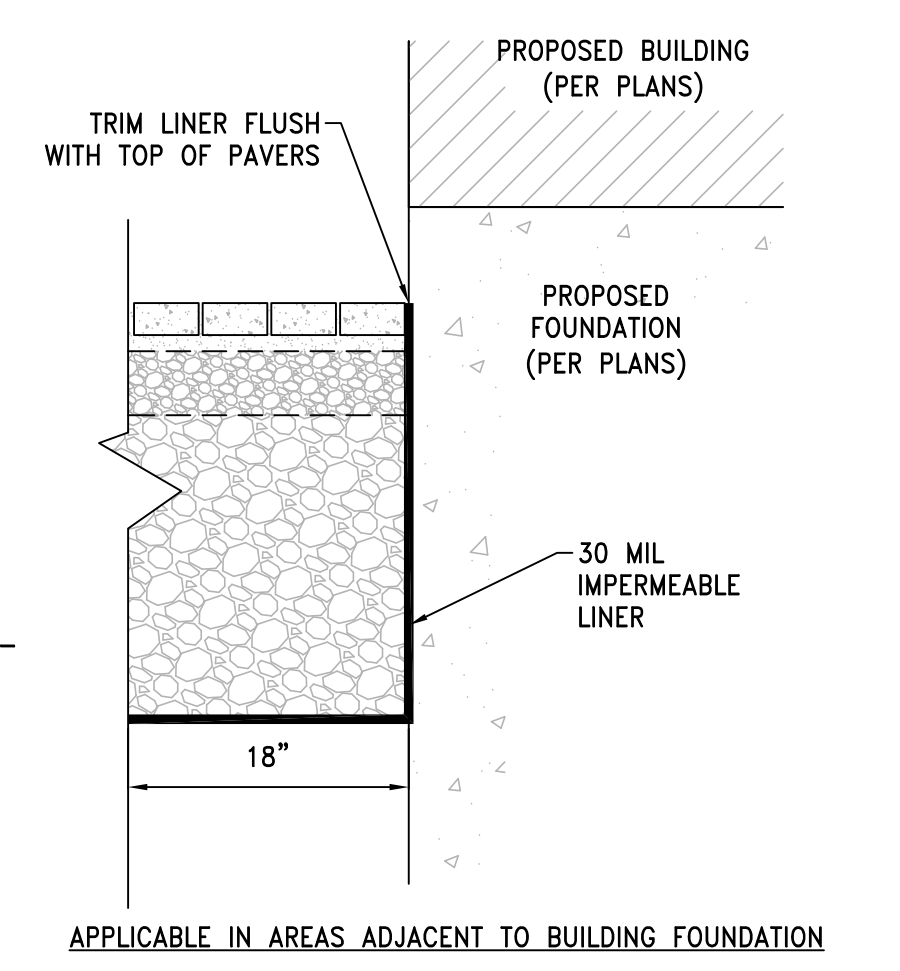
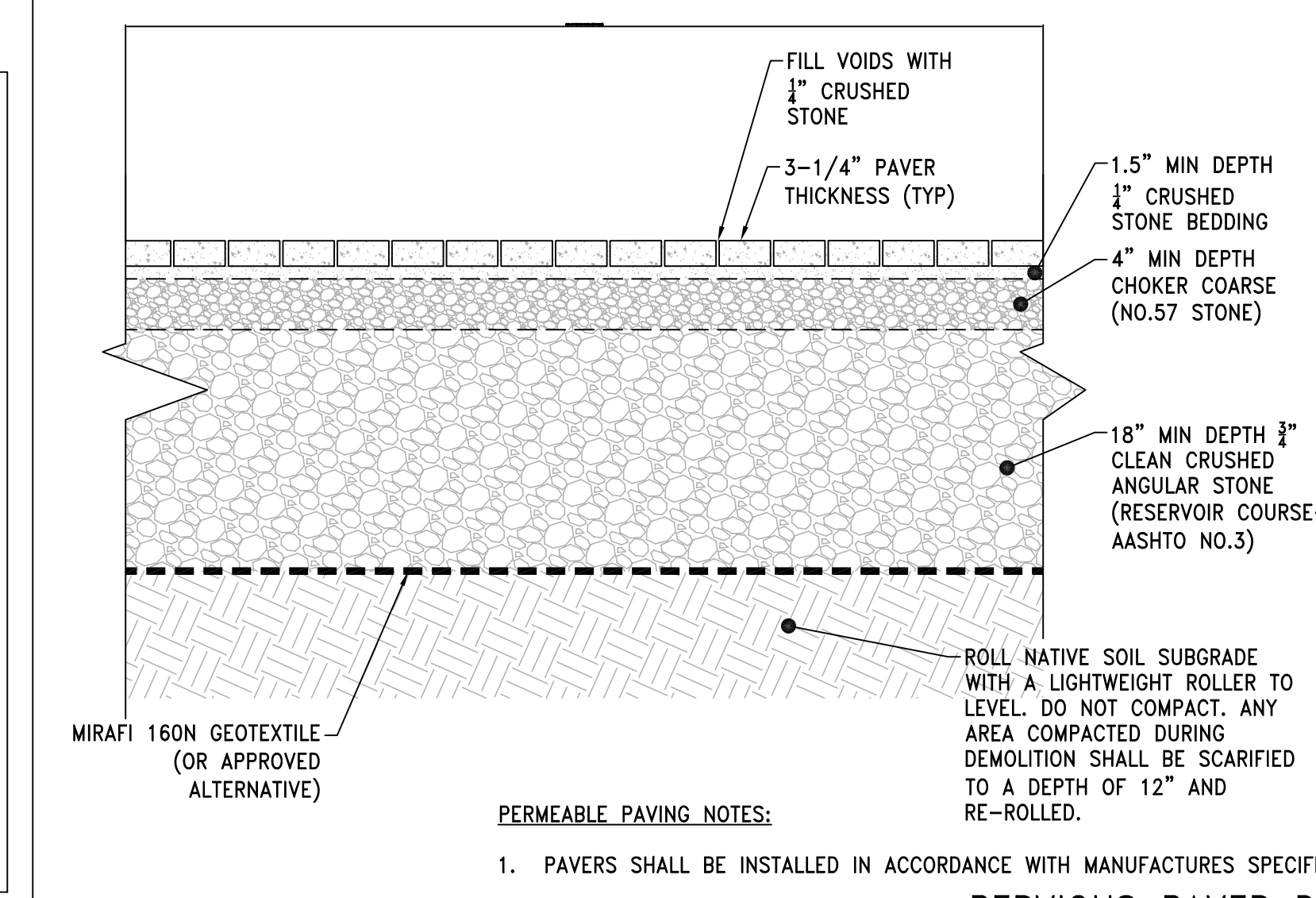
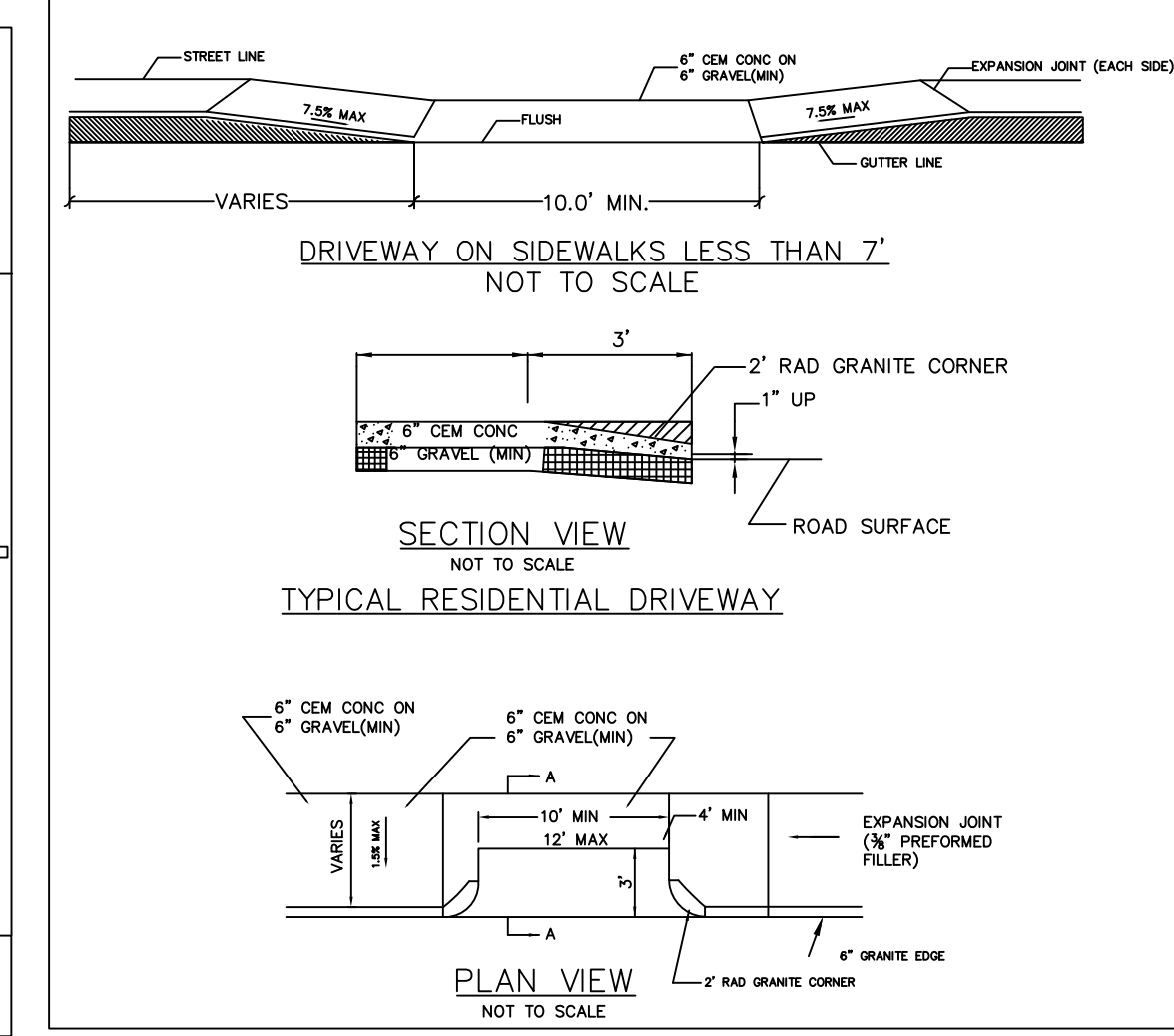
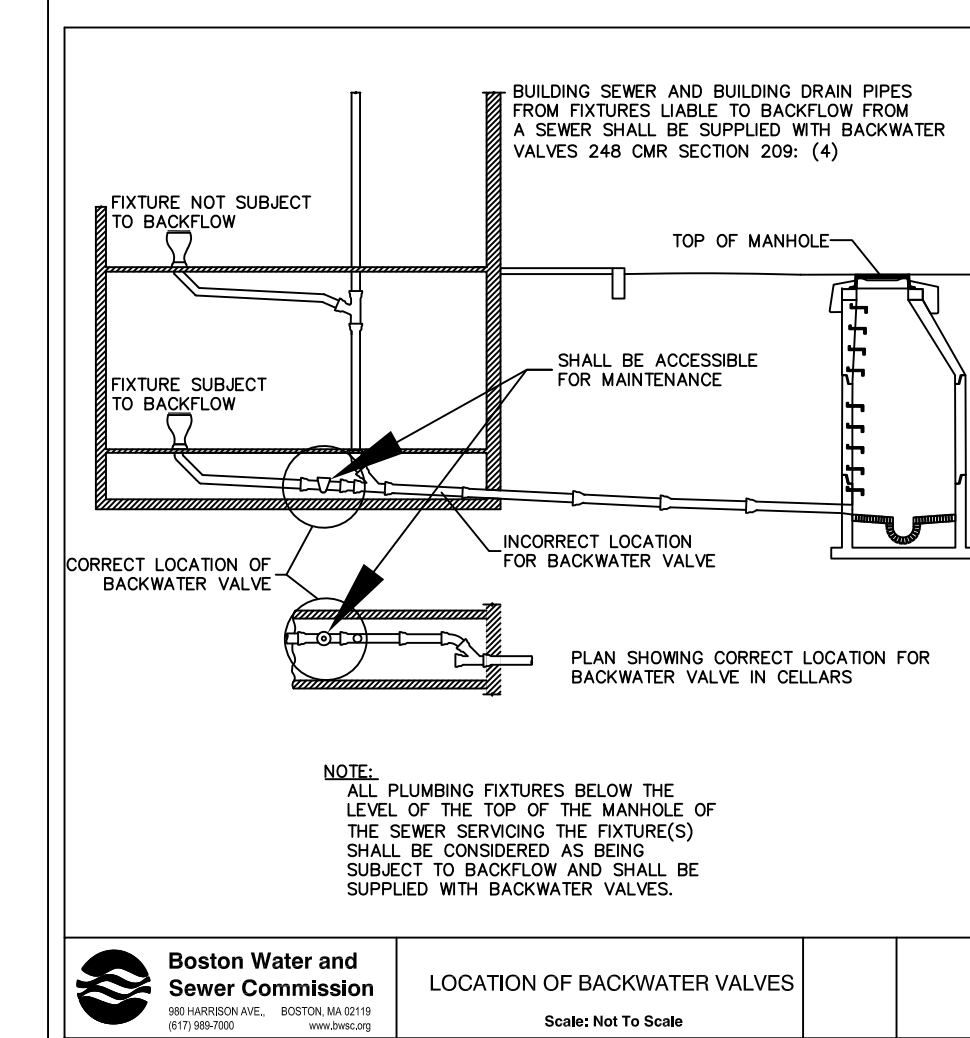
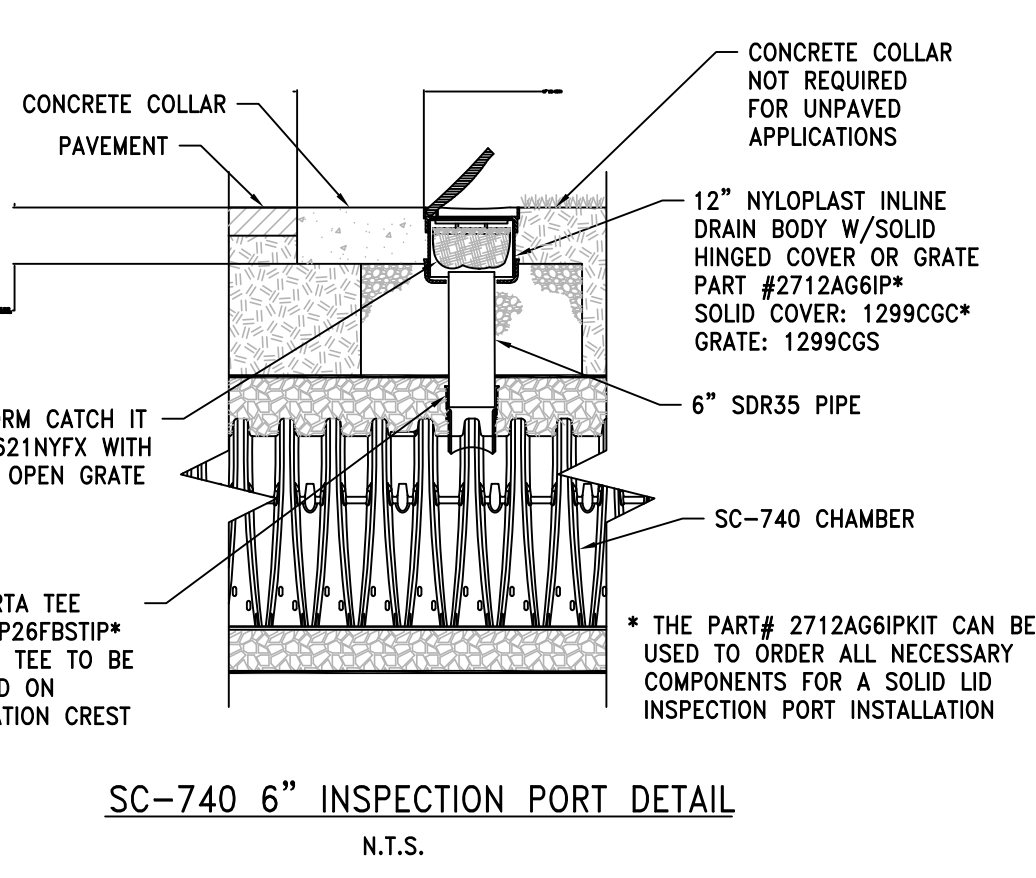
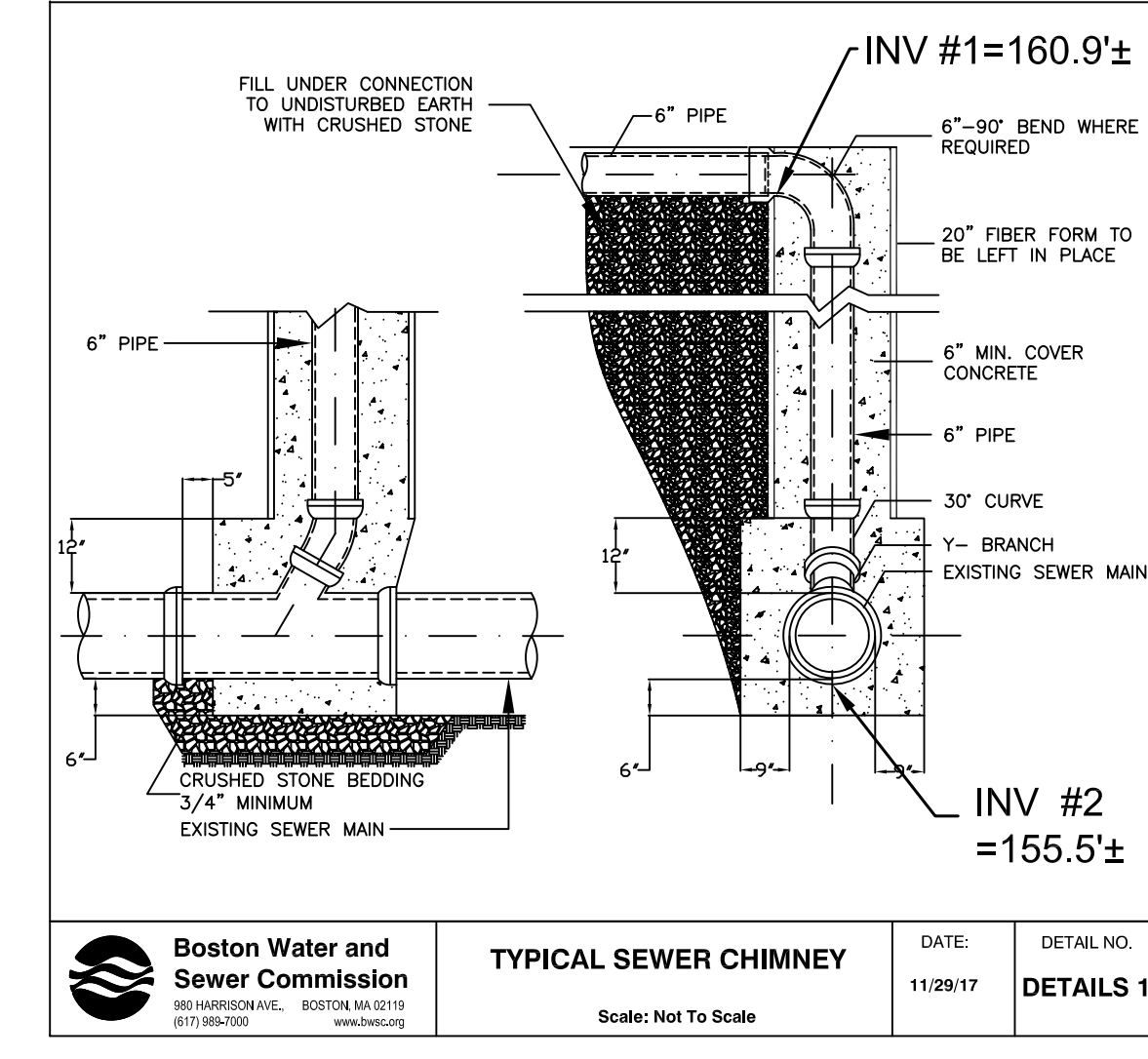
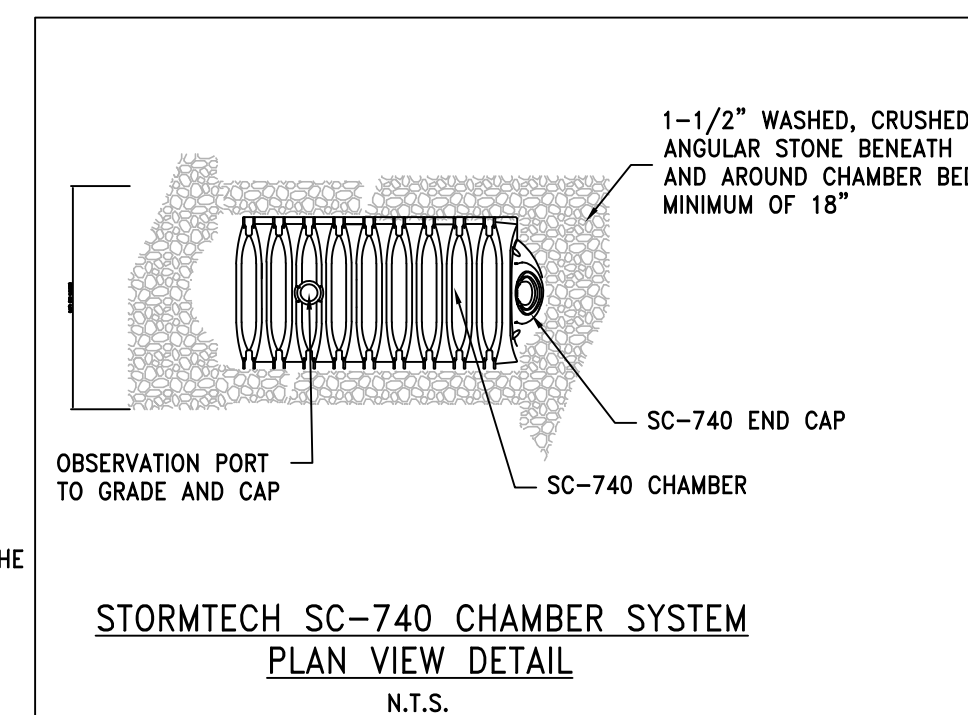
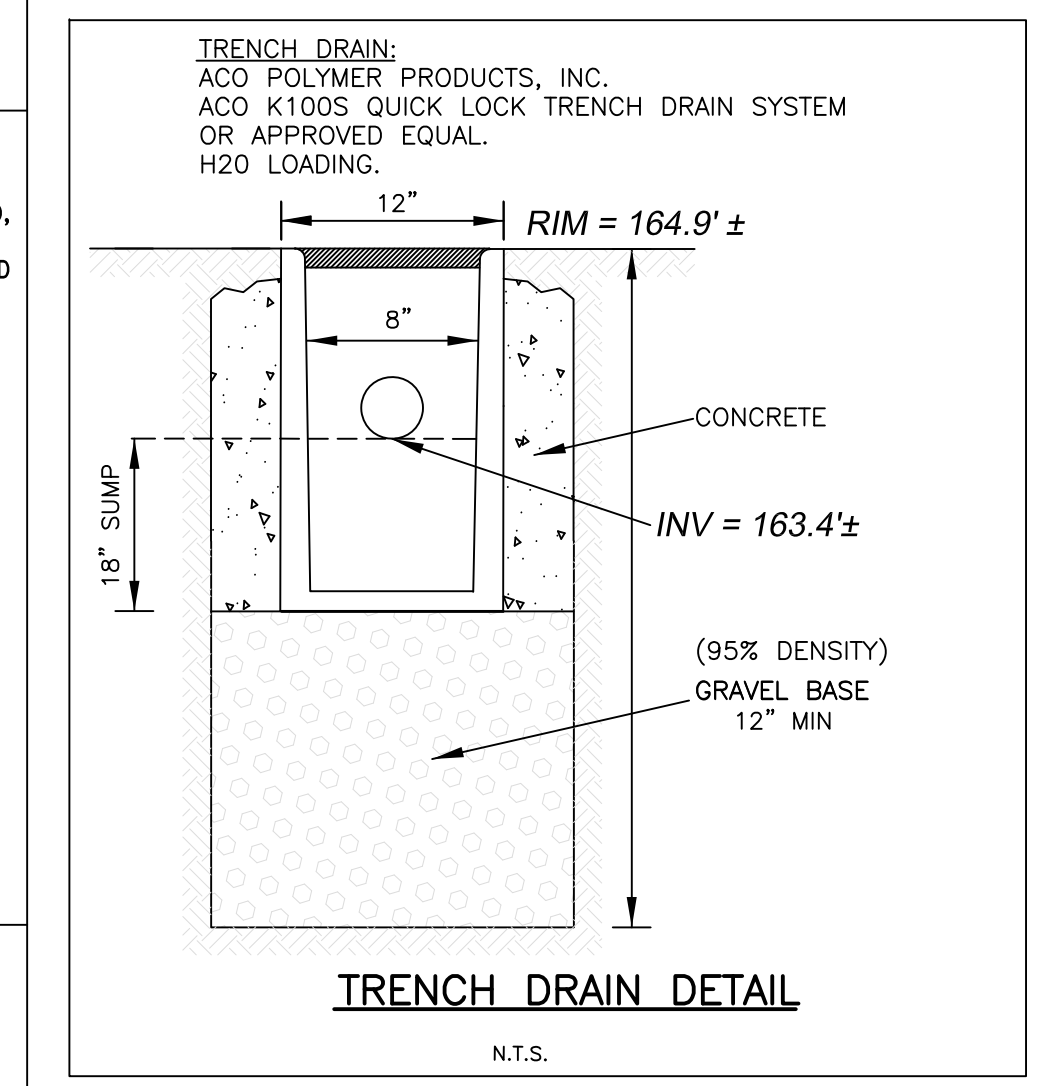
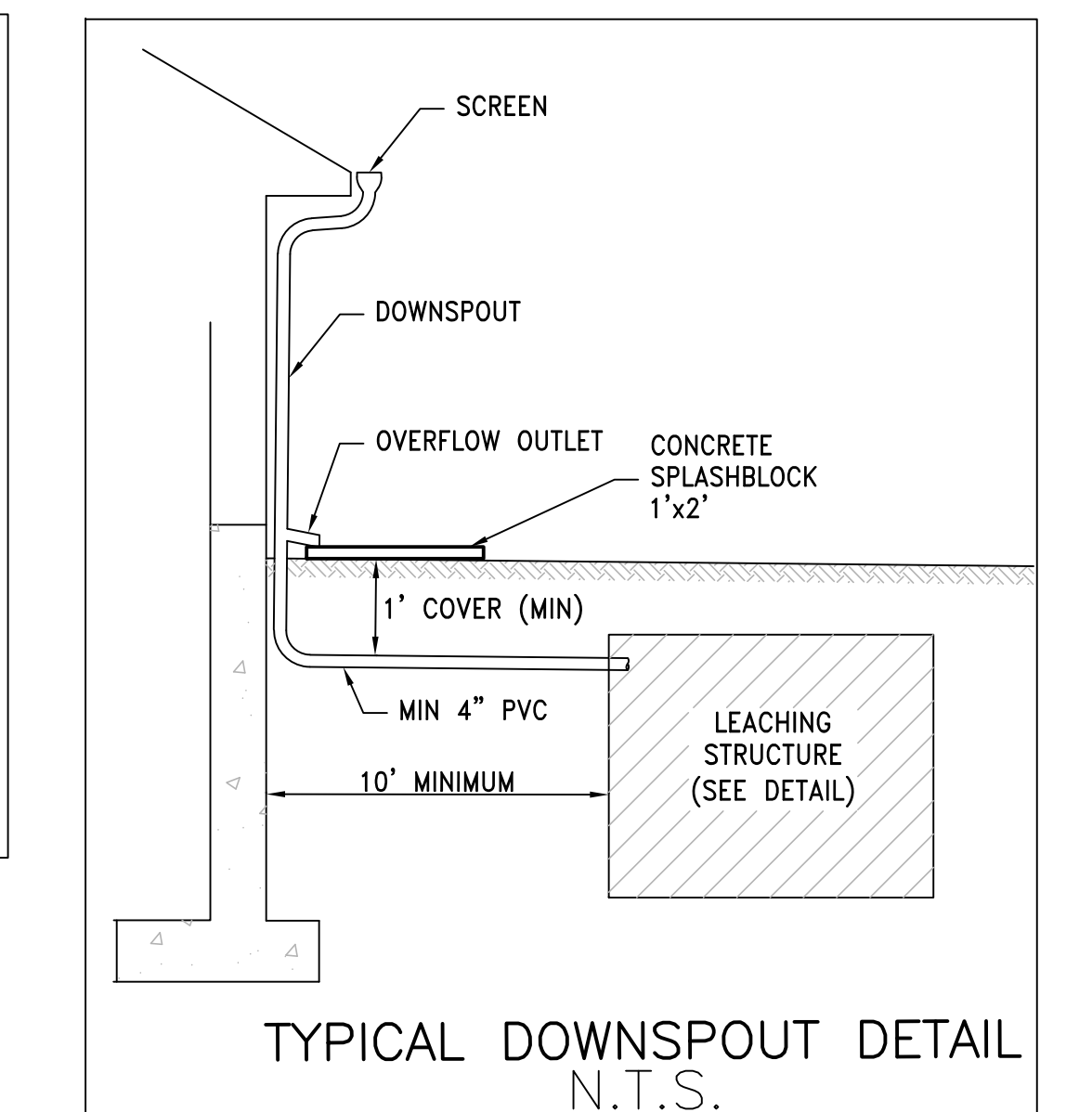
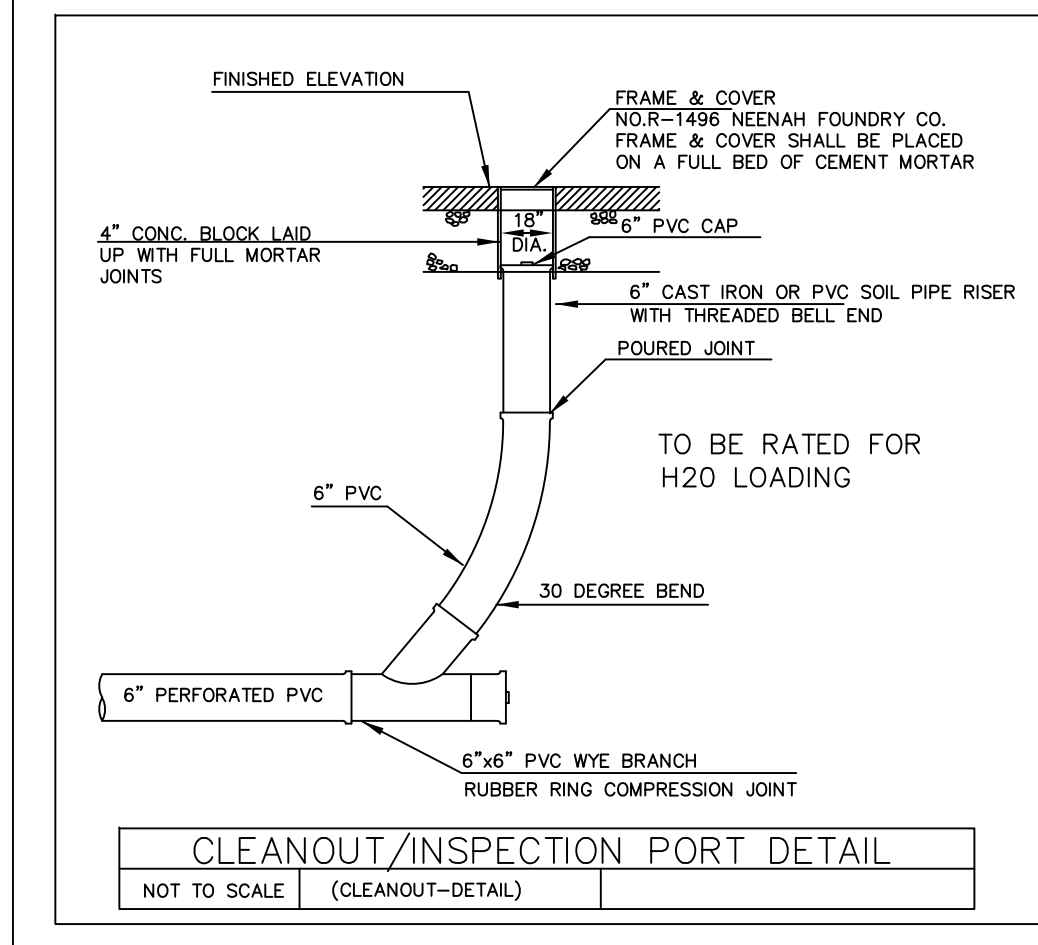
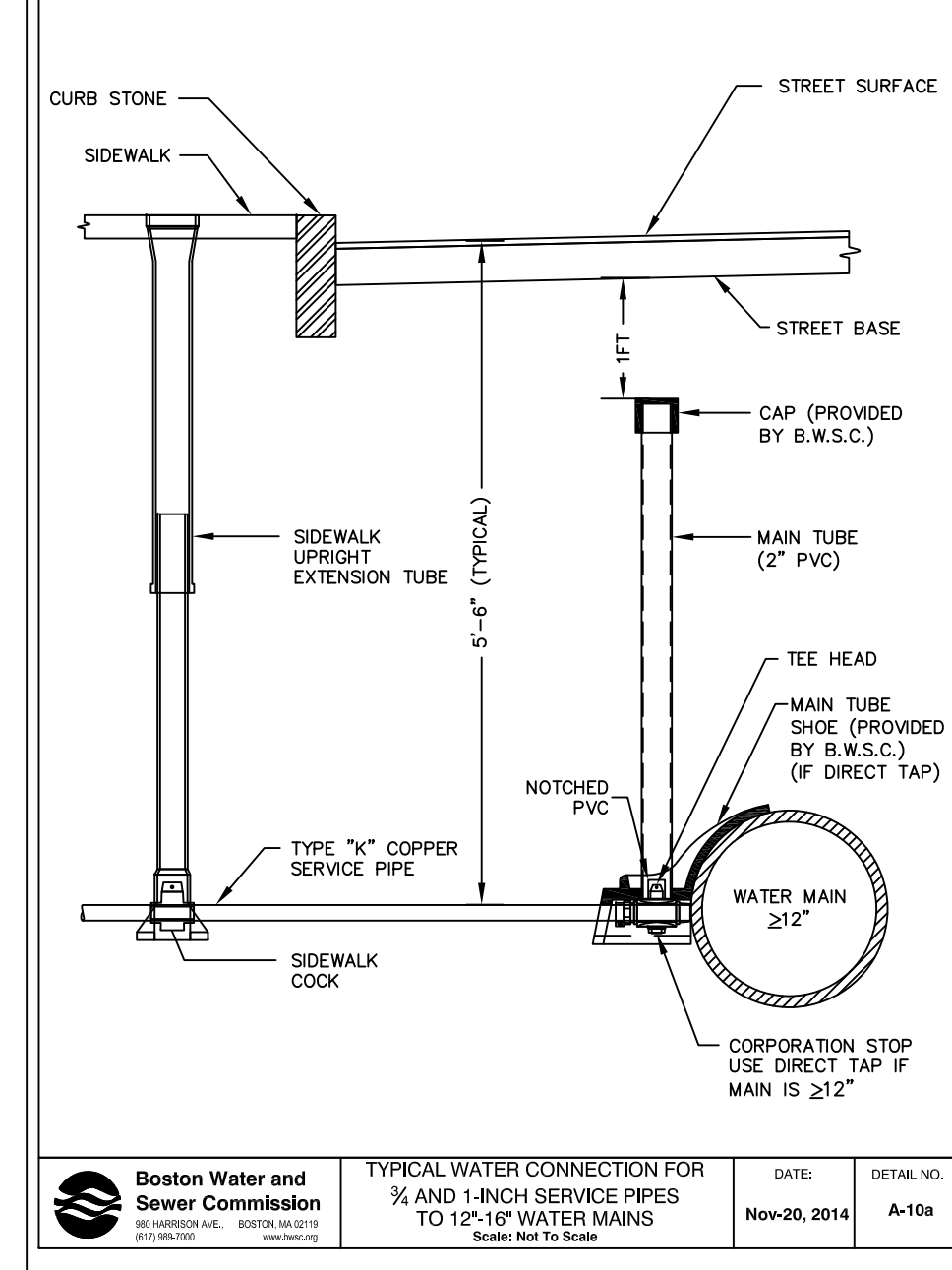
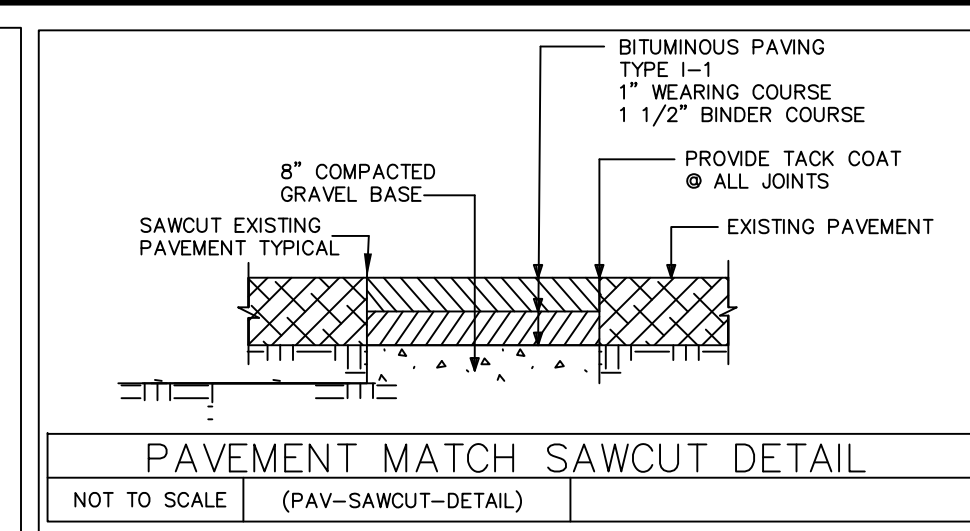
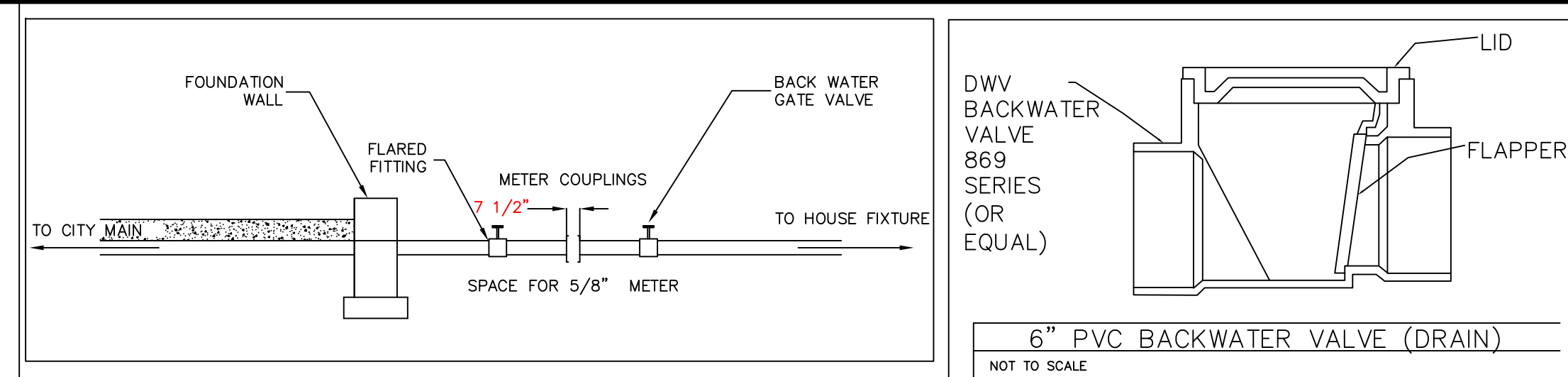


*TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24"

**STORMTECH INFILTRATION SYSTEM
NTS**

NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



PERVIOUS PAVING NOTES:
1. PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

PETER NOLAN & ASSOCIATES, LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT ST., (SUITE 11) NEWTON, MA 02458
Tel: 617-891-7478
617-782-1533
Fax: 617-2025691

SPRUHAN ENGINEERING, P.C.
80 JEWETT ST. (SUITE 11) NEWTON, MA 02458
Tel: 617-816-0722
Email: edmond@spruhaneng.com

DRAFT

**42 LILA ROAD,
JAMAICA PLAIN,
MASSACHUSETTS**

CIVIL PLAN

REVISION BLOCK

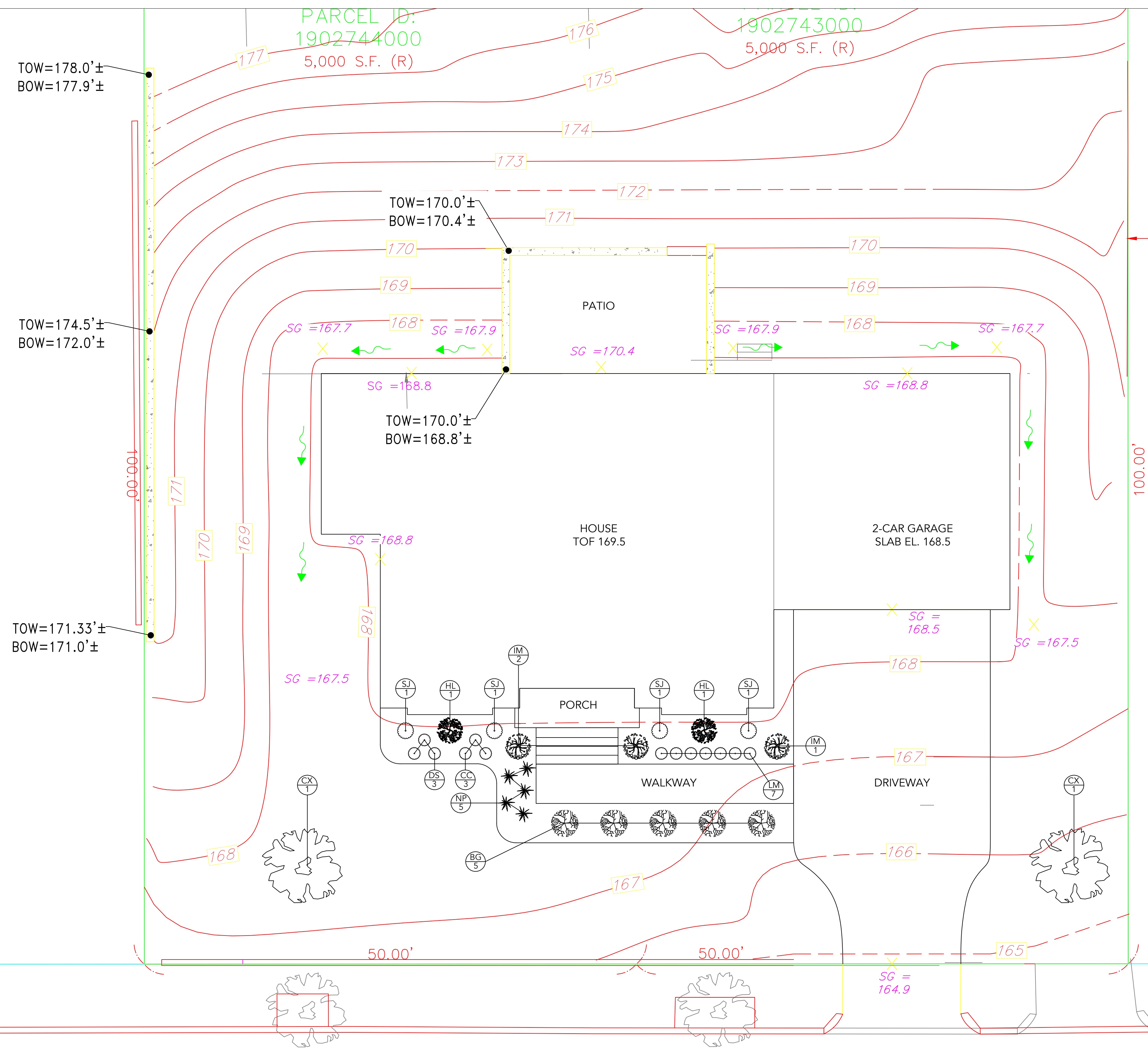
BY	DESCRIPTION	DATE

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DATE:	12/04/2024
DRAWN BY:	M.L.
CHECKED BY:	E.S.
APPROVED BY:	P.N.

DATE	DATE
12/16/2024	
PROJECT NO. 24014	NO.
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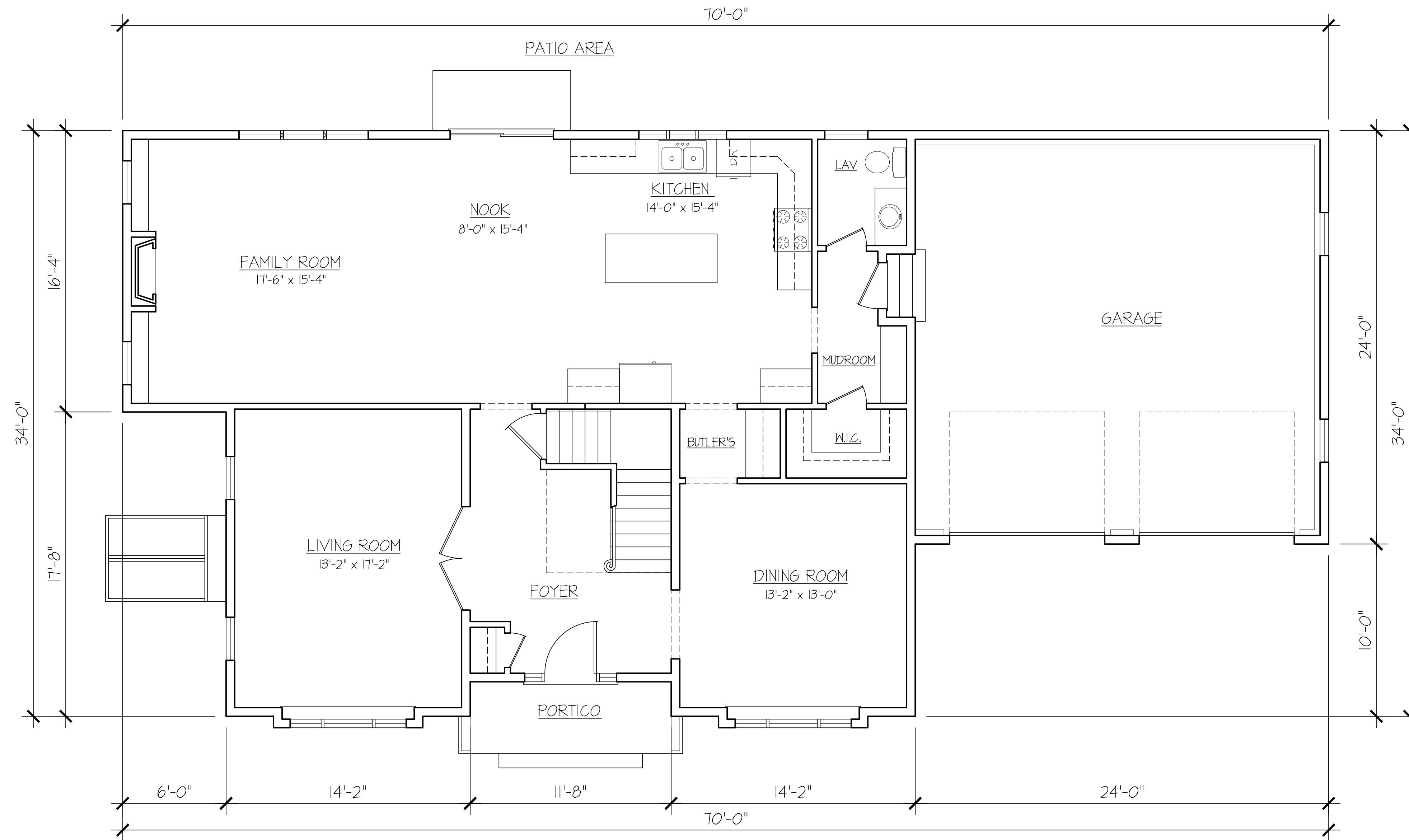
NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: XX' - 0"'



PLANT LIST

5 BG	BOXUS 'GREEN MOUND'	GREEN MOUND BOXWOOD	5 GAL
3 CC	COREOPSIS 'CREME BURLEE'	CREME BRULEE TICKSEED	1 GAL
2 CX	CORNUS X 'CELESTIAL'	CELESTIAL DOGWOOD	2.5-3" CAL.
3 DS	DICENTRA SPECTABILIS	BLEEDING HEAR	1 GAL
2 HL	HYDRANGEA PANICULATA	TREE FORM LITTLE LIME HYD.	5 GAL
3 IM	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	5 GAL
7 LM	LIRIOPE MUSCARI	BLUE LILY TURF	1 GAL
5 NP	NEPETA 'PURSIAN BLUE'	PURSIAN BLUE CATMINT	1 GAL
4 SJ	SPIREA JAPONICA	LEMON PRINCESS SPIREA	3 GAL

LILA ROAD



Ⓐ FIRST FLOOR PLAN
 1/4" = 1'

PROPOSED DWELLING FOR:
DISIPIO BUILDING GROUP
 42 LILA RD
 JAMAICA PLAIN, MA

A 12/16/24 ISS FOR BOARD REVIEW

REVISIONS:

PROJECT #: 20240099

DECEMBER 6, 2024

DRAWN BY: DEY

CHECKED BY: HPA

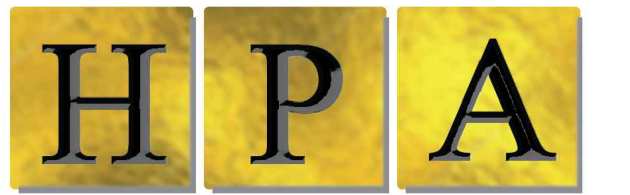
SCALE: SEE DRAWING

SHEET TITLE:

FIRST FLOOR PLAN

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1st FLOOR LIVING SPACE - 1,428 SF
 The square footage indicated is living space calculated from the exterior face of wall stud. It does not include decks, porches, garages, volumes, uninhabitable & unconditioned spaces. All dimensions and square footages are approximate and subject to change without notice. HPA Design, Inc. assumes no responsibility for technical, typographical, and/or other inaccuracies or errors. © 2019 HPA Design, Inc.



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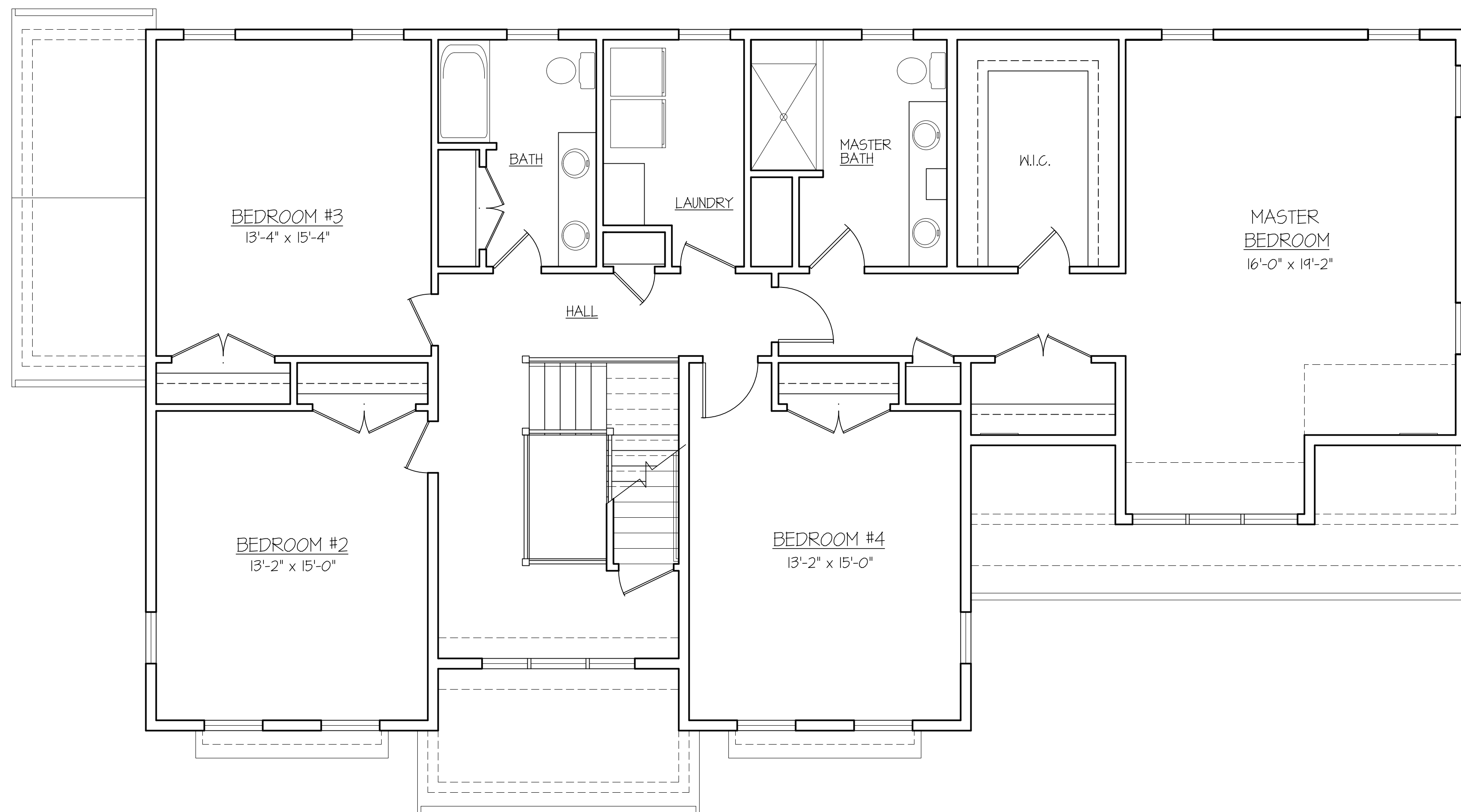
ARCHITECTS

35 Main Street
 Milford, MA 01757
 (P) 781.407.0000
 (P) 508.384.8838
 Contact@HPADesign.com

PROPOSED DWELLING FOR:

**DISIPIO
 BUILDING GROUP**

42 LILA RD
 JAMAICA PLAIN, MA



SECOND FLOOR PLAN

A $1/4" = 1'$

A 12/16/24 ISS FOR BOARD REVIEW

REVISIONS:

PROJECT #: 20240099

DECEMBER 6, 2024

DRAWN BY: DEY

CHECKED BY: HPA

SCALE: SEE DRAWING

SHEET TITLE:

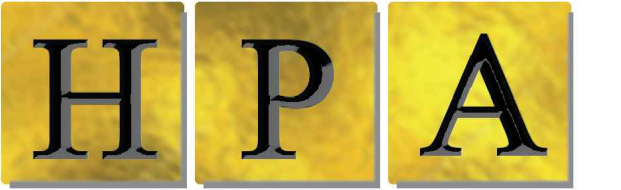
SECOND FLOOR PLAN

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2nd FLOOR LIVING SPACE - 1,823 SF

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Design, Inc.

ARCHITECTS

35 Main Street
Milford, MA 01757
(P) 781.407.0000
(P) 508.384.8838
Contact@HPADesign.com

PROPOSED DWELLING FOR:

**DISIPIO
BUILDING GROUP**

42 LILA RD
JAMAICA PLAIN, MA

A 12/16/24 ISS FOR BOARD REVIEW

REVISIONS:

PROJECT #: 20240099

DECEMBER 6, 2024

DRAWN BY: DEY

CHECKED BY: HPA

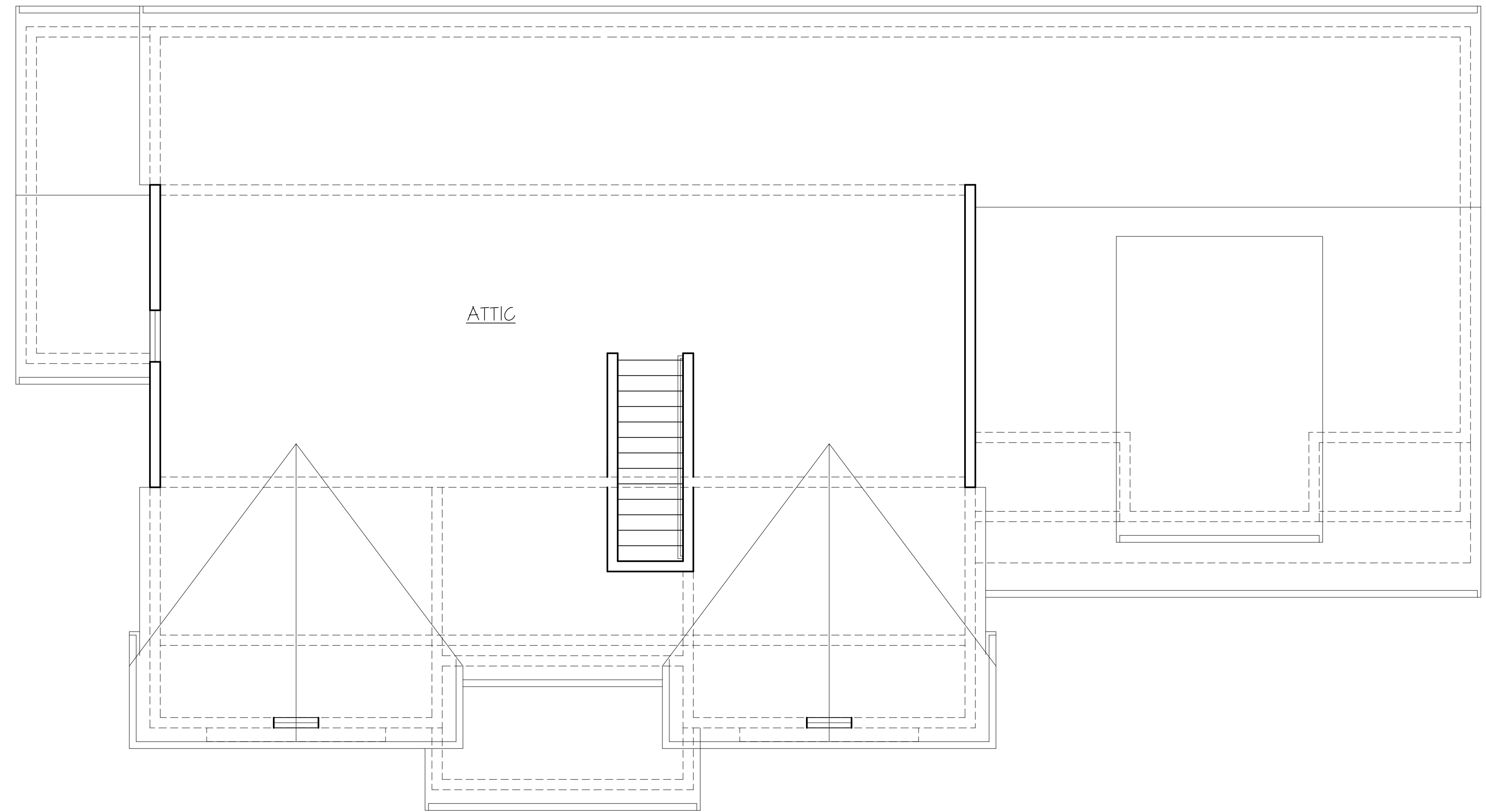
SCALE: SEE DRAWING

SHEET TITLE:

ATTIC PLAN

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A1.3



A ATTIC PLAN
1/4" = 1'

35 Main Street
Milford, MA 01757
(P) 781.407.0000
(P) 508.384.8838
Contact@HPADesign.com

PROPOSED DWELLING FOR:
DISIPIO BUILDING GROUP
42 LILA RD
JAMAICA PLAIN, MA

A 12/16/24 ISS FOR BOARD REVIEW

REVISIONS:

PROJECT #: 20240099

DECEMBER 6, 2024

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SHEET TITLE:

ELEVATIONS

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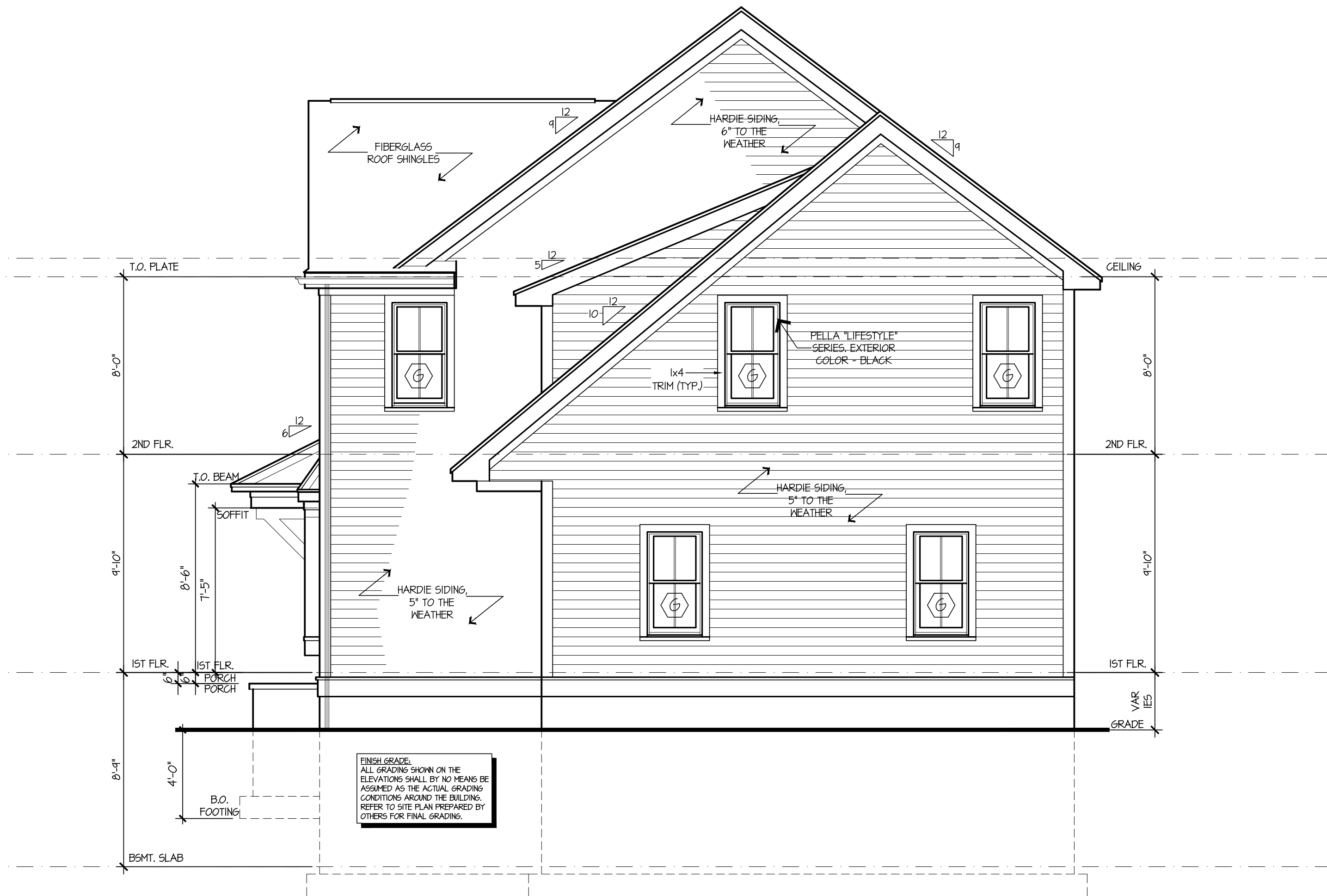


FRONT ELEVATION

A
1/4" = 1'

WINDOW / DOOR SCHEDULE		
TAG	MANUFACTURER: PELLA LIFESTYLE SERIES - BLACK EXTERIOR	DESCRIPTION
A	2465	SINGLE DOUBLE-HING
B	1282	SLIDING PATIO DOOR
C	2165/3165/2165	DOUBLE-HING COMBO
DL	2441-3	TRIPLE DOUBLE-HING (TEMPERED)
E	2141-3	TRIPLE CASEMENT
F	3232-3	TRIPLE ANNING
G	2467	SINGLE DOUBLE-HING
H	2525	ANNING
J	2153	SINGLE DOUBLE-HING
K	2447	SINGLE DOUBLE-HING
K1	2447	SINGLE DOUBLE-HING (TEMPERED)

IMPORTANT!!!
HPA DESIGN HAS MADE ALL REASONABLE EFFORTS TO INSURE THE ACCURACY OF THIS SCHEDULE. HOWEVER, DUE TO FACTORS BEYOND OUR CONTROL, HPA DESIGN CANNOT MAKE ANY GUARANTEE OR WARRANTY REGARDING THE ACCURACY. GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW, DOOR, & TRANSOM SIZES, COORDINATE LOCATIONS PRIOR TO PLACING WINDOW ORDER AND COMMENCING WITH CONSTRUCTION. HPA DESIGN WILL ASSUME NO LIABILITY FOR BUILDER'S FAILURE TO DO SO.



RIGHT SIDE ELEVATION

B
1/4" = 1'

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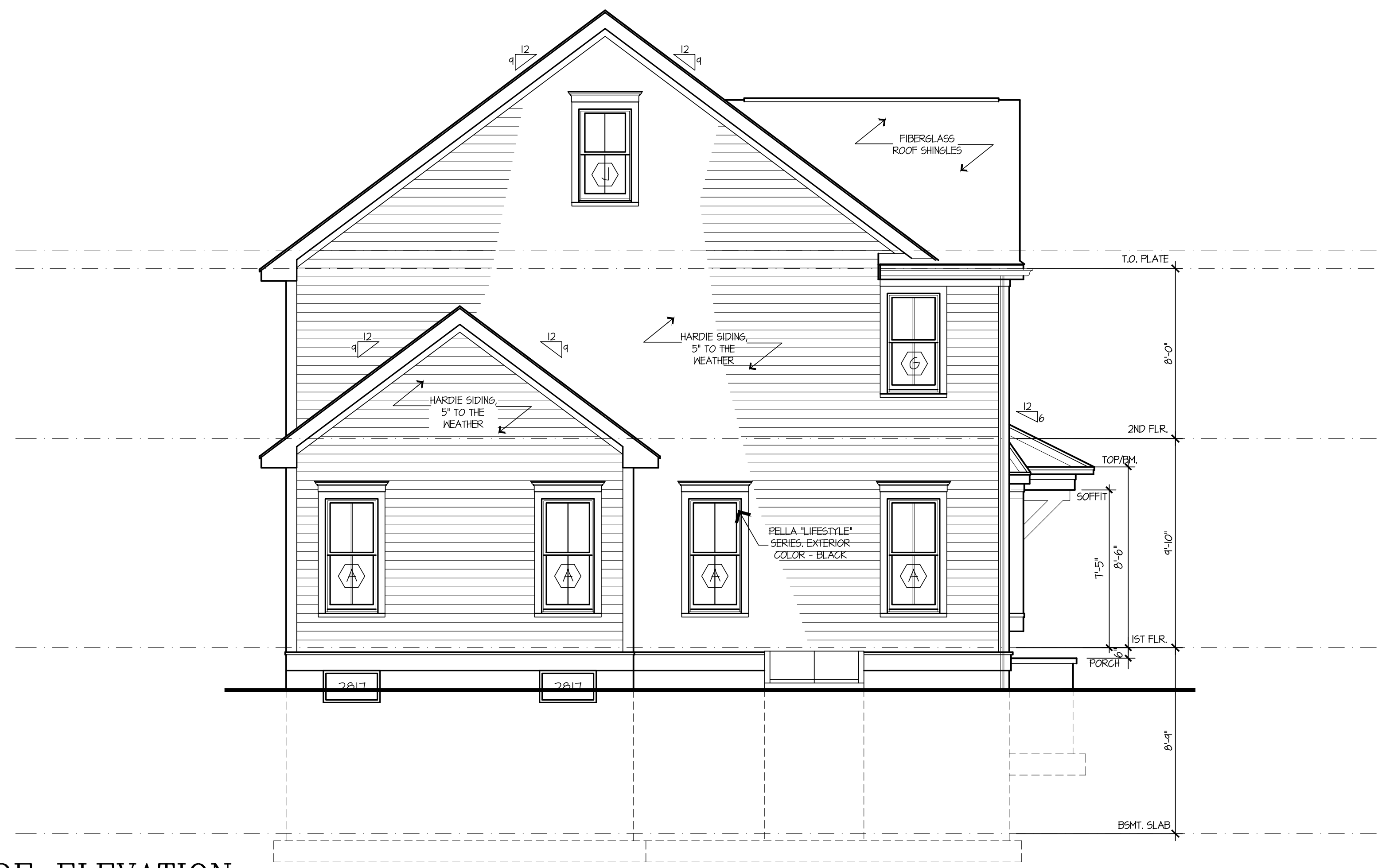
ELEVATIONS

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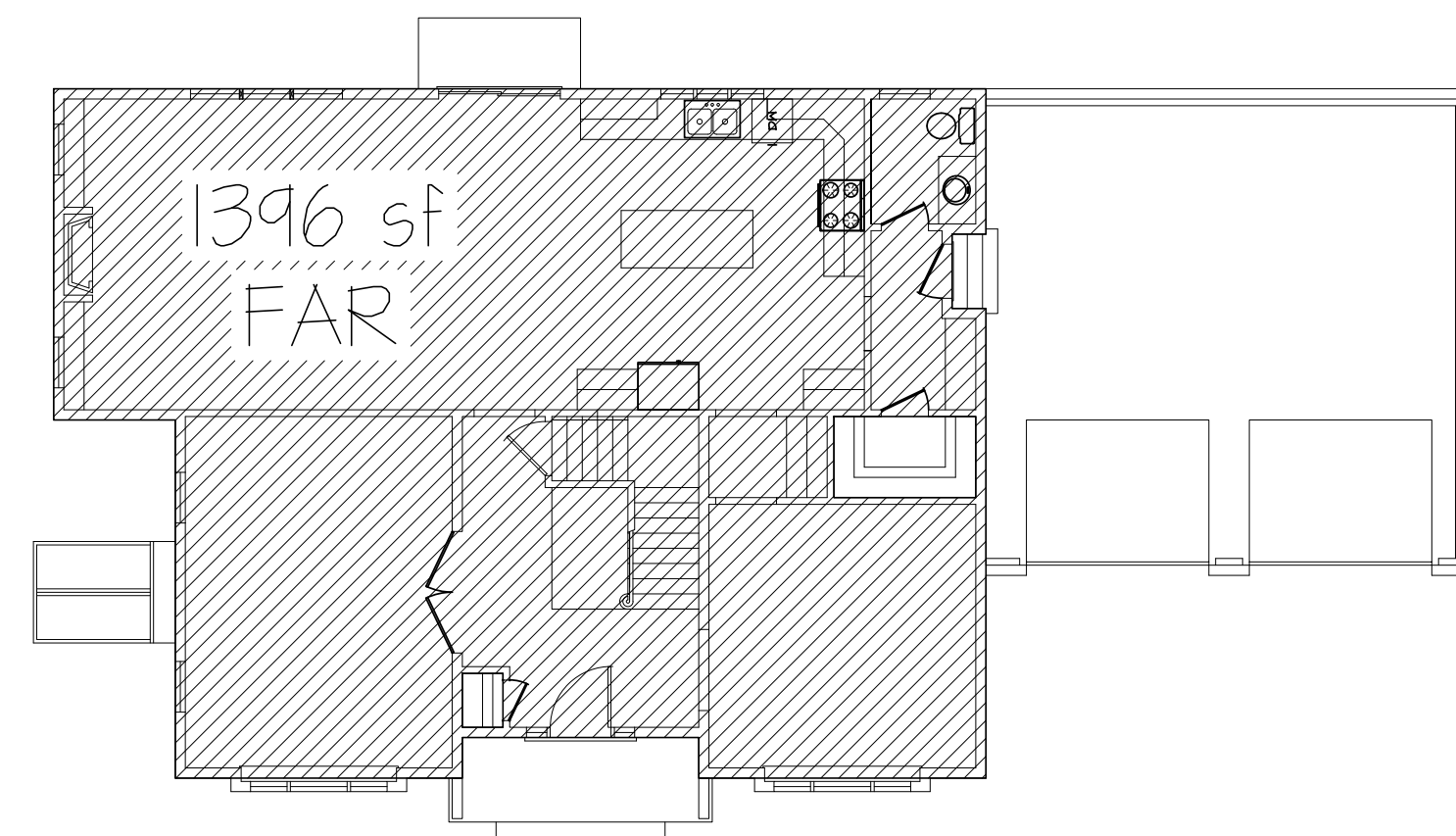
FRESH GRADE: ALL GRADING SHOWN ON THE ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.

A REAR ELEVATION
 1/4" = 1'

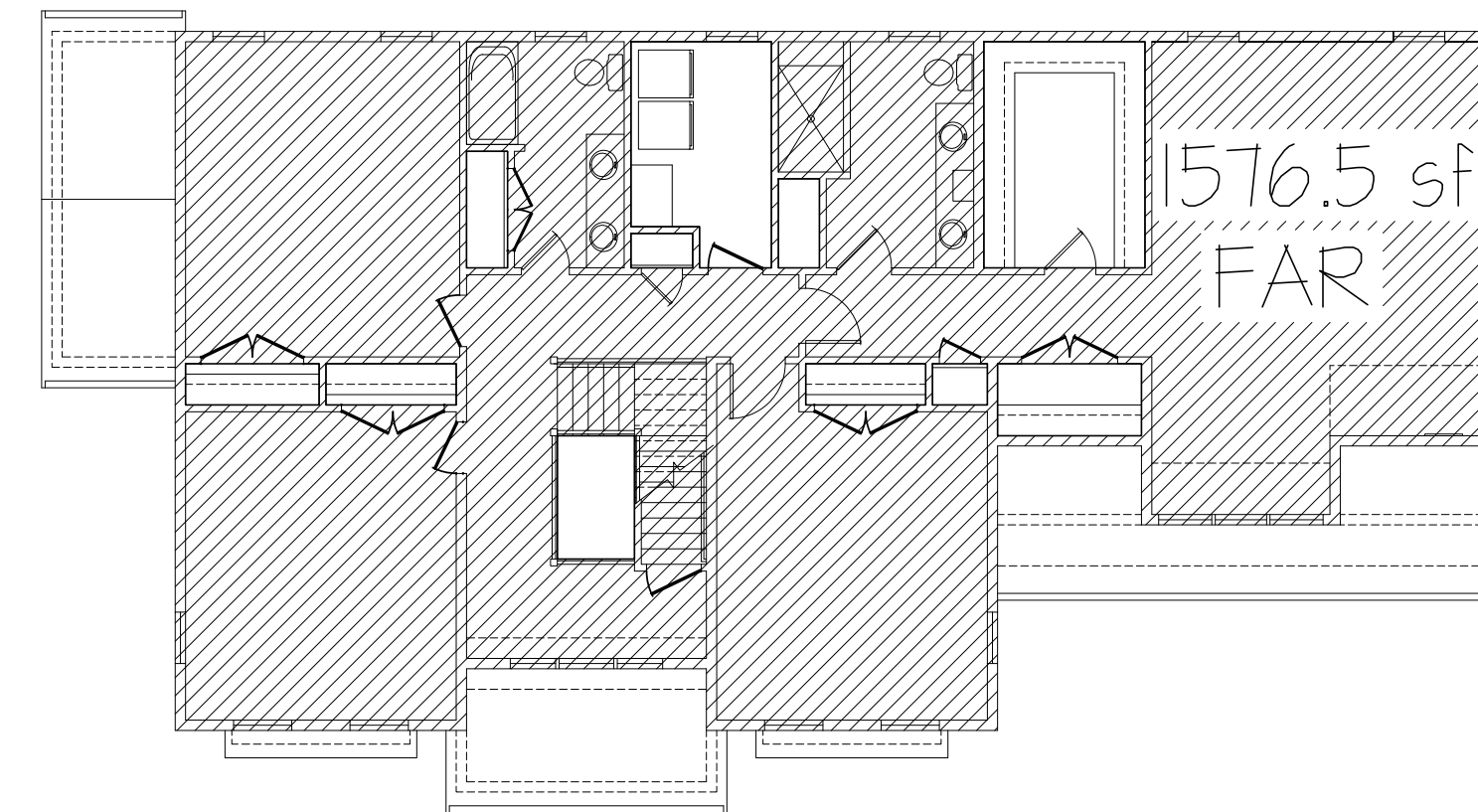


B LEFT SIDE ELEVATION
 1/4" = 1'

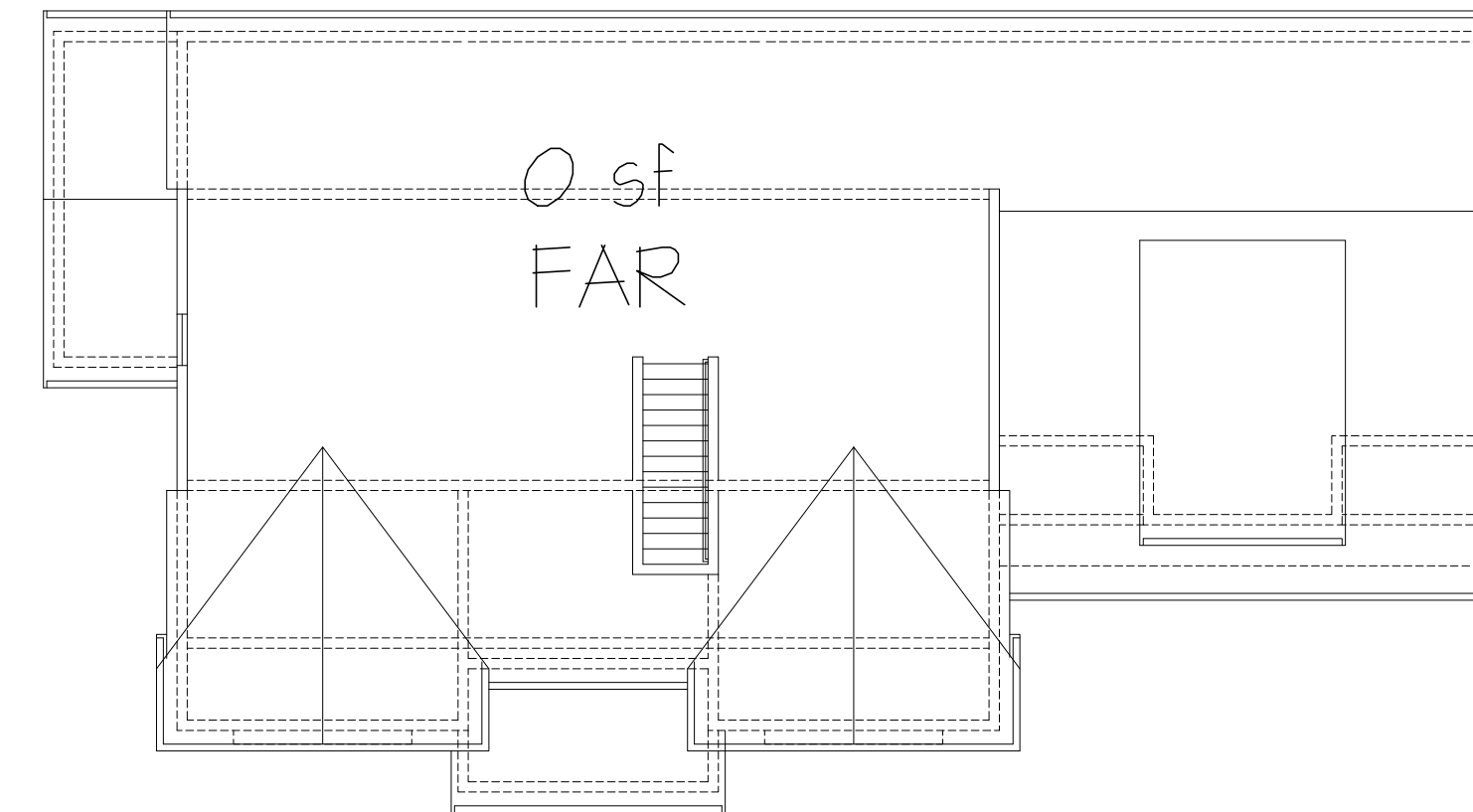
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1st FLOOR



2nd FLOOR



ATTIC

LOT INFORMATION

Lot Zone IF-6000*
 Lot Area 10,000 sf +/-*
 Max. Allowed FAR 0.30**
 Max. Gross Floor Area Allowed 3,000sf *

PROPOSED GROSS FLOOR AREA INFORMATION

Gross Floor Area 1st Floor 1396 sf
 Gross Floor Area 2nd Floor 1576.5 sf
 Gross Floor Area Upper Floor 0 sf

 Total Proposed Gross Floor Area 2,972.5 sf

$$\frac{\text{Total Proposed Gross Floor Area } 2,972.5 \text{ sf}}{\text{Lot Area } 10,000 \text{ sf } +/-*} = \text{Proposed FAR } 0.29725$$

Proposed FAR 0.29725 < Max. Allowed FAR 0.30

* Note: LOT AREA ETC., WAS TRANSFERRED FROM DRAWINGS PREPARED BY; PETER NOLAN & ASSOCIATES, LLC., dated 11/26/2024

** Note: MAXIMUM ALLOWABLES TRANSFERRED FROM BRA CHARTS

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AREA ANALYSIS

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